

April 2026

Saint Marys County, MD

Sold Summary

	Apr 2026	Apr 2025	% Change
Sold Dollar Volume	\$48,022,244	\$44,741,860	7.33%
Avg Sold Price	\$459,812	\$435,388	5.61%
Median Sold Price	\$435,000	\$410,000	6.10%
Units Sold	104	103	0.97%
Avg Days on Market	27	28	-3.57%
Avg List Price for Solds	\$461,752	\$434,386	6.30%
Avg SP to OLP Ratio	98.8%	98.6%	0.20%
Ratio of Avg SP to Avg OLP	98.6%	98.7%	-0.11%
Attached Avg Sold Price	\$329,177	\$307,188	7.16%
Detached Avg Sold Price	\$510,324	\$462,536	10.33%
Attached Units Sold	29	18	61.11%
Detached Units Sold	75	85	-11.76%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Apr 2026	Apr 2025	% Change
Active Listings	226	214	5.61%
New Listings	164	137	19.71%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	138	127	8.66%
All Pendings	216	155	39.35%

Financing (Sold)

Assumption	1
Cash	14
Conventional	40
FHA	17
Other	1
Owner	0
VA	27

Days on Market (Sold)

0	7
1 to 10	44
11 to 20	16
21 to 30	5
31 to 60	12
61 to 90	5
91 to 120	6
121 to 180	4
181 to 360	5
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	2	0	0
\$100K to \$149,999	0	0	0	1	0	0	0	1	0	0
\$150K to \$199,999	0	2	2	0	0	0	1	6	3	0
\$200K to \$299,999	1	3	2	8	1	0	0	7	7	3
\$300K to \$399,999	3	0	10	4	1	1	0	37	5	0
\$400K to \$499,999	0	0	13	4	11	4	0	51	15	0
\$500K to \$599,999	0	0	4	1	10	0	0	26	0	0
\$600K to \$799,999	1	0	1	0	12	0	0	40	0	0
\$800K to \$999,999	0	0	1	0	0	0	0	13	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	9	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	5	5	33	18	37	5	1	193	30	3
Avg Sold Price	\$377,000	\$233,329	\$416,190	\$332,044	\$612,298	\$445,540	\$175,000			
Prev Year - Avg Sold Price	\$294,750	\$264,800	\$376,666	\$300,285	\$546,146	\$396,850	\$258,000			
Avg Sold % Change	27.91%	-11.88%	10.49%	10.58%	12.11%	12.27%	-32.17%			
Prev Year - # of Solds	4	5	36	7	45	4	2			

Active Detail